



KEY MAP  
N.T.S.

REVISION	BY
7-28-14 ADDENDUM 11	SMT
8-13-14 CITY COMMENTS	SMT
10/09/14 BUILDING UPDATE	SMT

**DDG**  
DUPLANTIS DESIGN GROUP, PC  
CIVIL ENGINEERING - ARCHITECTURE  
34 LOUIS PRIMA DRIVE COVINGTON, LA 70433  
WWW.DDGP.COM PHONE: 985-249-6860 || FAX: 985-249-6790  
THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA

*Ad E. Allee*  
SIGNATURE: \_\_\_\_\_ DATE: 10-09-2014  
STATE OF LOUISIANA  
DOUGLAS E. BARRILLEAUX  
License No. 34541  
PROFESSIONAL ENGINEER

SPRINGS AT FREMAUX TOWN CENTER  
SLIDELL, LOUISIANA  
ST. TAMMANY PARISH  
FOR CONTINENTAL 294 FUND LLC  
MEMONONIE FALLS, WI

DRAWN  
DGS  
CHECKED  
DEB  
ISSUED DATE  
10/09/2014  
ISSUED FOR  
PERMITTING  
PROJECT NO.  
14-248  
FILE  
14-248 C-4 GRADING  
SHEET  
C-4.0

**LEGEND-EXISTING**

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
EXISTING POWER POLE	⊗	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
EXISTING POWER POLE WITH LIGHT	⊗*	EXISTING SPOT ELEVATION	X 10.63
EXISTING PARKING LOT LIGHT	⊗*	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING GUY ANCHOR	→	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING TELEPHONE PEDESTAL	⊞	EXISTING SEWER MANHOLE	⊙
EXISTING CABLE TV PEDESTAL	⊞	EXISTING SEWER CLEANOUT	⊙
EXISTING UNDERGROUND POWER LINE	—UE—	EXISTING GRAVITY SEWER LINE	—S—
EXISTING OVERHEAD POWER LINE	—OE—	EXISTING SEWER FORCE MAIN	—SF—
EXISTING TELEPHONE LINE	—T—	EXISTING DRAINAGE MANHOLE	⊙
EXISTING CABLE TV LINE	—C—	EXISTING SUBSURFACE DRAINAGE	=====
EXISTING GAS METER	GM ⊞	EXISTING CATCH BASIN/DROP INLET	⊞
EXISTING GAS VALVE	⊞GV	EXISTING FIRE HYDRANT	⊞
EXISTING GAS LINE	—G—	EXISTING WATER METER	WM ⊞
EXISTING BARB WIRE FENCE LINE	—X—	EXISTING WATER VALVE	⊞W
EXISTING CHAIN LINK LINE	—O—	EXISTING WATER LINE	—W—
EXISTING WOOD FENCE LINE	—□—	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" HDPE	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING POLYVINYL CHLORIDE PIPE	12" PVC	EXISTING CORRUGATED METAL PIPE	24" CMP

**LEGEND - PROPOSED**

SUBSURFACE DRAINAGE	=====
MANHOLE	⊙
AREA INLET	⊞
CONTOUR	—10—
SPOT ELEVATION	⊞ 11.60
TOP OF CURB SPOT ELEVATION	⊞ 12.50TC
GUTTER SPOT ELEVATION	⊞ 12.00 G
GRADE TO DRAIN	—S—
RIP RAP	▒

NOTE:  
SEE SHEET C-1.0 GENERAL NOTES FOR GRADING NOTES.  
SEE DETAIL SHEETS D-1 THROUGH D-7 FOR DETAILS.

**GRADING NOTES:**

- TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY ACADIA LAND SURVEYING, INC. DATED 11/06/2013. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR & SUBMIT IT TO THE OWNER FOR REVIEW.
- EXISTING GRADE CONTOURS INTERVAL SHOWN AT ONE FOOT (1').
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION.
- CLEARING & GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- FINISHED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1').
- CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER & TELEPHONE SERVICE TO THE BUILDING.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & BE CONSTRUCTED TO THE SAME.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE SO2 OR 4 INCHES OF TOPSOIL, SEED, MULCH, WATER, ETC. CONTRACTOR SHALL MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH THE LANDSCAPE PLANS.
- ALL SUBGRADE, BASE & PAVEMENT CONSTRUCTION OPERATIONS WITHIN THE CITY OF SLIDELL RIGHT OF WAY SHALL MEET MINIMUM REQUIREMENTS OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES & NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- THE GEOTECHNICAL REPORT NO. G14-036 DATED 06-02-2014 BY STRATUM ENGINEERING, LLC IS CONSIDERED A PART OF THIS DOCUMENT. THE CONTRACTOR MUST REVIEW IT FOR CONSTRUCTION REQUIREMENTS. IF DIFFERENCES ARE NOTED BETWEEN THESE PLANS AND THE GEOTECHNICAL REPORT, THE REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT WILL GOVERN. THE CONTRACTOR MUST CONTACT THE OWNER, CIVIL ENGINEER, AND GEOTECHNICAL FIRM AND INFORM THEM OF ALL DISCREPANCIES AND PLAN MODIFICATIONS.

**PIPE NOTES:**

- NOTES:
- PRIOR TO UTILIZING A PIPE OTHER THAN RCP, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT THE PIPE HAS ADEQUATE COVER AND EMBEDMENT PER THE MANUFACTURER'S RECOMMENDATIONS.
  - THE CONTRACTOR SHALL SUBMIT BUOYANCY CALCULATIONS ON ALL RUNS OF PIPE THAT DO NOT UTILIZE CONCRETE PIPE. BUOYANCY CALCULATIONS SHALL BE PREPARED, SIGNED, & SEALED BY A REGISTERED ENGINEER, SHALL REPRESENT ACTUAL FIELD CONDITIONS, & SHALL DEMONSTRATE THAT THE PIPE UTILIZED WILL NOT BECOME BUOYANT. THE CONTRACTOR MAY ELECT TO PROVIDE A RESTRAINING SYSTEM, DESIGNED BY A REGISTERED ENGINEER, ADEQUATE TO RESIST BUOYANT FORCES WHERE NECESSARY.

**STRUCTURE TYPES:**

DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH DOT REQUIREMENTS AS FOLLOWS:

AREA INLETS	CB-01 (PIPE SIZE 36" & SMALLER)
	CB-02 (PIPES LARGER THAN 36")
MANHOLES	RCB-11 MOD.
MANHOLES FLUMES	SEE DETAIL SHEET

ALL INLET FRAMES & GRATES SHALL BE VULCAN FOUNDRY CORP. CATALOG #V-4863 OR EQUAL.

**GRADING PLAN  
OVERALL**

